



# City of Carmel

## Carmel Advisory Board of Zoning Appeals Regular Meeting Monday, August 23, 2004

**Time:** 7:00 P.M.  
**Place:** Council Chambers  
Second Floor  
Carmel City Hall  
One Civic Square  
Carmel, IN 46032

**An Executive Session of the Board will be held at immediately after the BZA Meeting to discuss pending litigation as authorized under the Open Door Law.**

### AGENDA:

- A. Call to Order (7:00 p.m.)
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes of Previous Meeting
- F. Communications, Bills, and Expenditures
- G. Reports, Announcements, Legal Counsel Report and Department Concerns
  - 1g. Proposed amendment** to Article IX (BZA Rules of Procedure) and Section 30.08: Alternate Procedure (Hearing Officer)

### H. Public Hearing.

#### **1-2h. Carmel Lutheran Missouri Synod Church – Expansion**

The applicant seeks special use amendment and development standards variance approval for a church expansion, located at 4850 East 131<sup>st</sup> Street.

**Docket No. 04060002 SUA** Chapter 5.02.A special use

**Docket No. 04060003 V** Chapter 5.04.03.F lot coverage

The site is zoned S-1/Resience – Low Density.

Filed by Larry Kemper of Nelson & Frankenberger.

#### **3-11h. TABLED: ~~West Carmel Marketplace (former Walnut Creek)~~**

~~The applicant proposes a retail shopping center and seeks the following Development Standards Variances:~~

~~**Docket No. 04050029 V** Chapter 23C.10.02.2 rear foundation plantings Primary Bldg~~

~~**Docket No. 04050030 V** Chapter 23C.13 access to tracts~~

~~**Docket No. 04050033 V** Chapter 25.07.02 11.b sign number & type~~

~~**Docket No. 04050034 V** Chapter 25.07.02 11.c wall sign area Primary Bldg~~

~~**Docket No. 04050035 V** Chapter 25.07.02 11.c ground sign area~~

~~**Docket No. 04050036 V** Chapter 25.07.02 11.d.i ground sign height Primary Bldg~~

~~**Docket No. 04070008 V** Chapter 25.07.02 11(g) extra changeable copy area~~

~~Docket No. 04070009 V Chapter 23C.09.D facade projections/recessions~~  
~~Docket No. 04070010 V Chapter 23C.09.D facade material change: horizontal-vertical~~  
~~The site is located northeast of 99th Street and Michigan Rd/US 421. The site is zoned~~  
~~B-3/Business and B-2/Business within the US Highway 421 Overlay.~~  
~~Filed by Mary Solada of Bingham McHale for Duke Realty.~~

**12h. Fidelity Plaza, Tower 3 - Fifth Third Bank Sign**

The applicant seeks the following development standards variance:

**Docket No. 04070017 V** Chapter 25.7.02-11(b) number of signs

The site is located at 11590 N Meridian Street.

The site is zoned S-2/Residence & B-6/Business within the US 31 Overlay.

Filed by Tom Engle of Barnes & Thornburg for REI Investments.

**13h. Carmel Science & Tech Park, Blk 14, lot 1- Options Charter School**

The applicant seeks use variance approval for a charter school.

**Docket No. 04070019 UV** Chapter 20D.01 permitted uses

The site is located at 530 West Carmel Drive and is zoned M-3/Manufacturing Park

District. Filed by Scott Wyatt of Campbell Kyle Proffitt for Central Indiana Options in Education.

**14h. Martin Marietta, Appeal to Director's Determination of**

The applicant would like to appeal a Director determination that Martin Marietta's operation is a legal, nonconforming use:

**Docket No. 04070020 A** Chapter 28.06 Existence of a Nonconforming Use

The site is located north of 106<sup>th</sup> Street and west of Hazel Dell Parkway. The site is zoned S-1/Residence - Low Intensity. Filed by Tom Yedlick.

**I. Old Business.**

**J. New Business.**

**K. Adjourn.**